

DUBOCE TRIANGLE HISTORIC NEIGHBORHOOD HOUSE TOUR

SUNDAY, OCTOBER 20, 2002 • NOON TO 5 PM



Drawing Courtesy of Kit Haskell / Gingerbread

22 Beaver Street

Presented by
THE VICTORIAN ALLIANCE of SAN FRANCISCO

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President's Welcome

Welcome to the Victorian Alliance 2002 House Tour. We thank you for your support. Because of your generous patronage, we are able to continue our preservation efforts. This year, for example, we have donated funds to the Friends of Webster Street Historic District in support of their efforts to preserve the residential quality of their neighborhood; to St. Matthew's Lutheran Church for the restoration of their historic stained glass windows; and to the Victorian Preservation Center of Oakland for their conservation of the Ellinwood Collection of antique textiles.

The Duboce Triangle Historic Neighborhood remains a very attractive residential community. Today, much of the housing consists of flats and apartments within a beautiful park-like setting, especially along Noe and Sanchez Streets. Public transportation is far better today than when the steam trains ran up Market to Castro Street in the late 1800s. Early on, the neighborhood residents were mostly Scandinavians, who built two prominent structures still standing today: the Swedish American Hall on Market Street near Sanchez and the St. Francis Lutheran Church on Church Street – the last stop on our tour, where we invite you to enjoy some light refreshments with us as well as visit our Gift Shop. We wish you a happy afternoon.

Sincerely,

Mike Hammond, President



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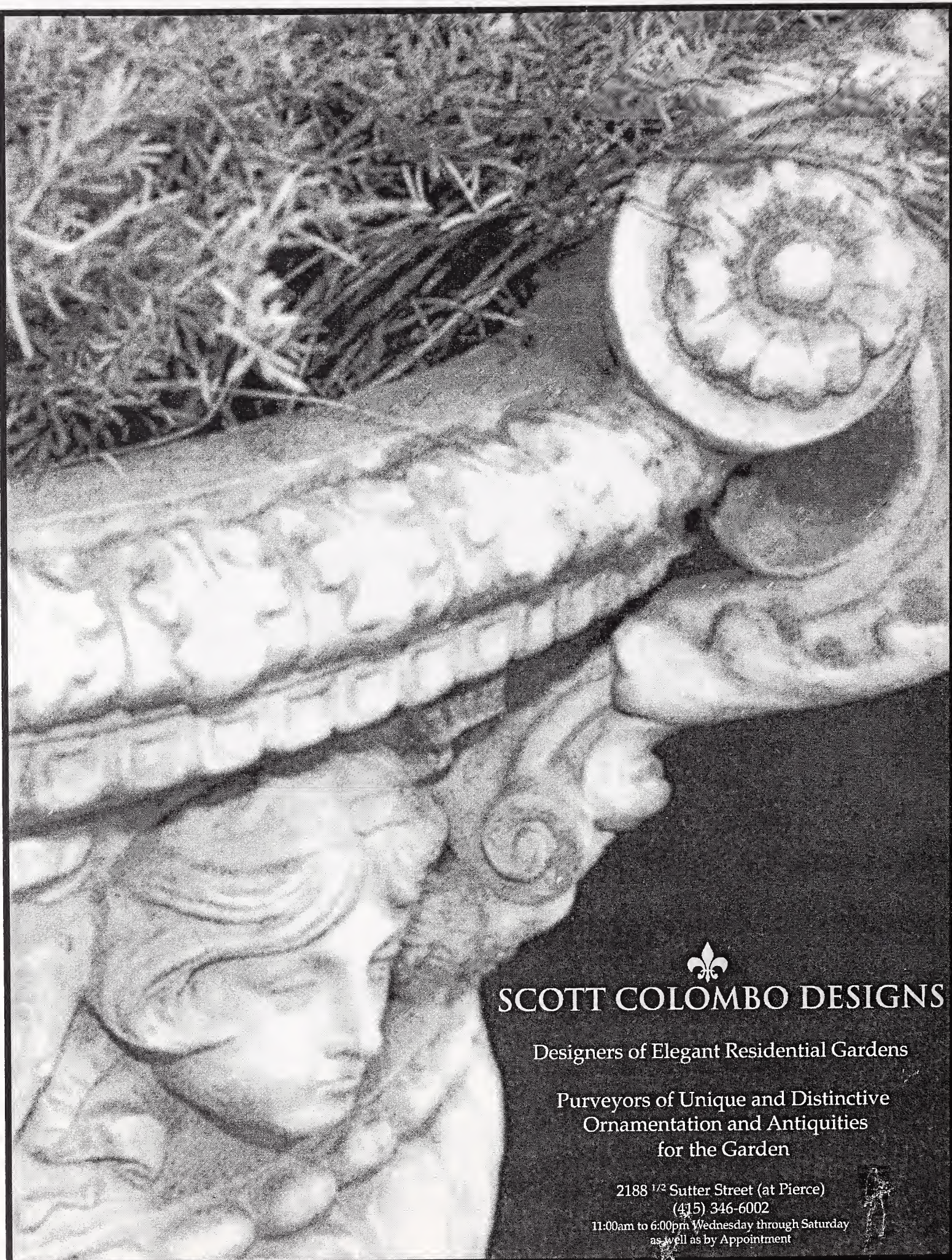
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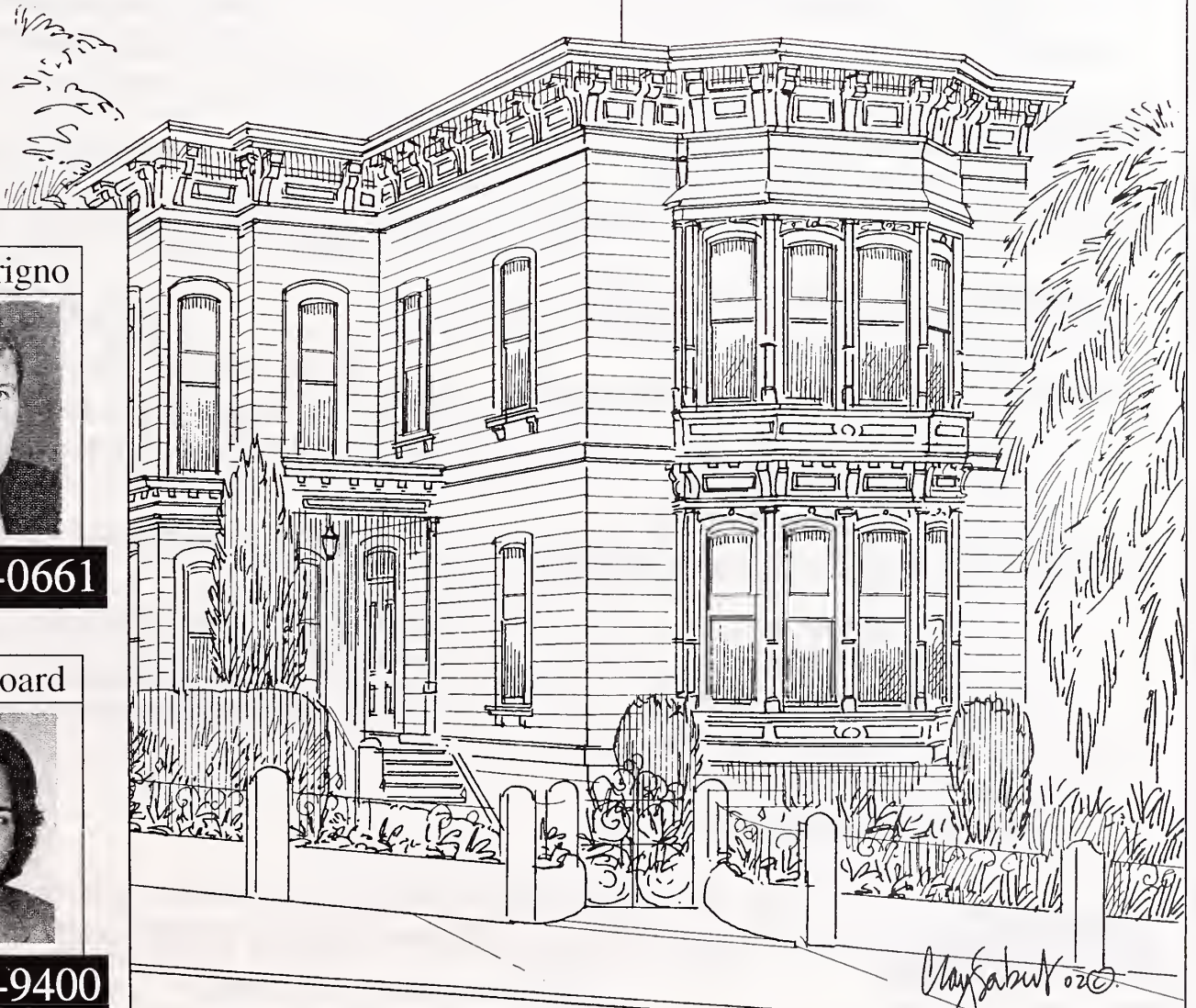


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Defining the Neighborhood: *Access Spurred Development*

The Duboce Triangle area, which hosts today's Victorian Alliance house tour, was the remote and largely undeveloped northwest corner of the Mission District until 1880. The area enjoyed sunny weather, sheltered from ocean fog by Buena Vista Heights, and there was ample ground water for residential use into the early twentieth century. Though within three miles of East Street, now the Embarcadero, property values remained low enough to attract adventurous craftspeople, ambitious immigrants, and transplanted easterners with growing families. The amazing diversity of the area's early population is reflected in the biographical information found in the brief descriptions of the homes on today's tour.

On April 24, 1880 the scrub-covered slopes became more attractive for development when the Market Street Railway began operating a shuttle service between Market and Castro and Market and Valencia. Passengers were accommodated in trailer coaches drawn by "steam dummy" locomotives built by Baldwin with upper-works styled after omnibuses to avoid frightening horses. At Valencia passengers transferred to a horse car route established in 1860 for the remainder of the ride downtown.

Commuting downtown became less burdensome on August 22, 1883 when cable car service began on Market between East and Valencia. In 1887 the two steam dummies and their trailers were temporarily replaced by horse-drawn omnibuses, clearing the way for costly regrading and trenching of Market Street. Cable troughs and new track were laid west from Valencia to Castro, and south along Castro to 26th Street. On July 2, 1888 it became possible to journey downtown with a single cable car ride, and this neighborhood was "on the map."

In 1895, opening of the Market Street Railway's cross-town Fillmore Street electric line linked this area to Pacific Heights and Cow Hollow to the north, and to the central Mission District.

Opening of the Twin Peaks Tunnel on February 3, 1918, though intended to permit development of the western fringe of the city, ensured frequent street railway service along Market. Inauguration of trolley service through the Sunset Tunnel on October 21, 1928 brought direct rail service to the north side of the area. Finally, on April 5, 1941, a motor coach route was established along Castro and Divisadero, bringing frequent public transport to the western margin of today's Duboce Triangle.

la Mediterranee



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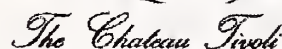


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The term Duboce Triangle is of very recent origin. Census Tract 169 of the 1970 Federal Census was the area bounded by Market, Duboce, and Castro Streets. This was home to 3,846 people living in 1,688 dwelling units, but only 250 were owner occupied. As an alternative to destructive redevelopment, this area was targeted for Federally Assisted Code Enforcement, or FACE. In concept, decay would be arrested or reversed by more rigorous enforcement of existing building codes. Federal funding was provided for increased enforcement, and federal loans were available at 3% interest to remedy deficiencies.

Concern about FACE and the impending changes also brought about the merger of two community groups, the Noe-Henry United Community Association and the Castro Property Owners, into today's Duboce Triangle Neighborhood Association (DTNA).



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On behalf of the residents of the Duboce Triangle, the Duboce Triangle Neighborhood Association welcomes the Victorian Alliance to our neighborhood and congratulates them on their 30th tour of San Francisco's treasured Victorians.



Get Involved in Your Neighborhood

The Duboce Triangle Neighborhood Association is a volunteer, non-profit organization. It is through the combined efforts of Triangle residents that this neighborhood continues to be a great place to live. Get involved, come to a meeting, clean-up your street and join as a DTNA member!

Join The Duboce Triangle Neighborhood Association (DTNA)

All dues and contributions are tax deductible and help support the efforts and activities of the DTNA including the printing of this newsletter. Please complete this form and return with check payable to the Duboce Triangle Neighborhood Association, 132 Noe Street, San Francisco, CA 94114.

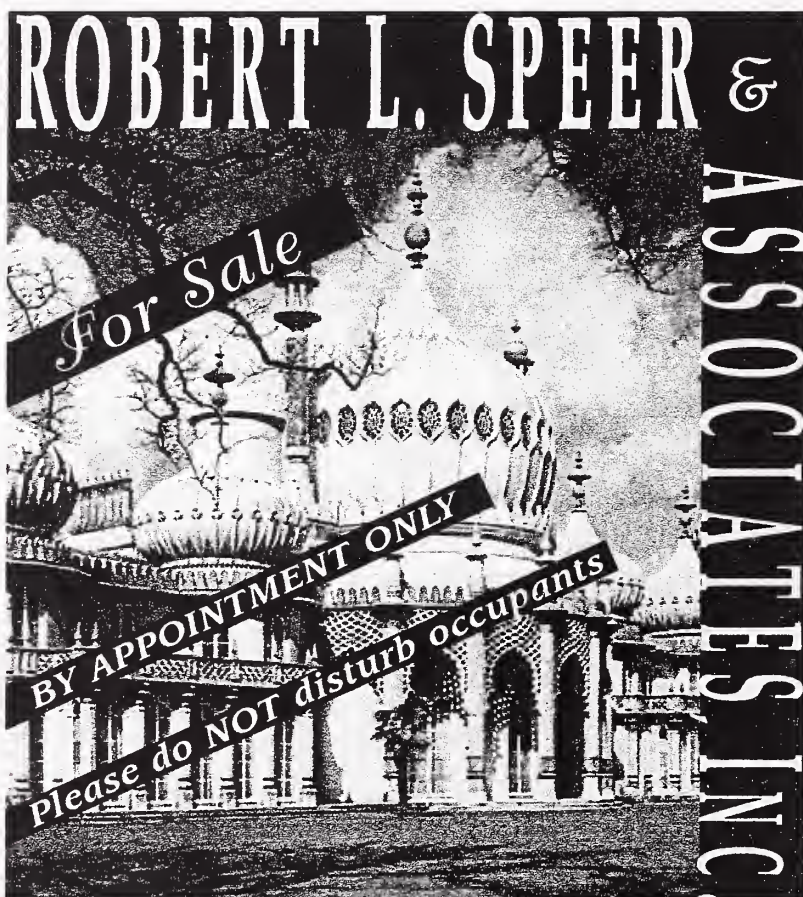
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150 Castro Street

The John Collins Cottage

①

Historical Context

This Stick Style one-floor cottage with a square bay window was constructed in 1886 for John Collins. The water hookup date was December 2, 1886, and the residence only had a single washbasin, bath, and water closet.

John Collins, of Irish parents, was born in 1862 in Louisiana and was a porter with Seligman, Hoffman & Bloom, importers of fancy goods and Yankee notions, etc., located at 17-19 Battery Street. When he moved into his residence, the address was 126 Castro Street, and his family included his wife Sarah, born in California in 1864, also of Irish descent, and a daughter, Catherine, who was only about one year old. In this small residence the Collins family included an additional four children, two boys and two girls.

When this house was built, the nearest public transportation was at Market and Valencia streets. The family must have been very energetic, as there is no evidence of a stable on the property.



150 CASTRO

Horticultural Highlights

The southern magnolia (*Magnolia grandiflora*) street tree at the front of this house is part of a full block of these beautiful trees. Two purple-leaf plums (*Prunus cerasifera* 'Atropurpurea') flank the entry stairs.

The rear yard has three large trees along the north fence line without loss of sunlight for the rest of the garden. This allows beautiful lawns and flowering plants to thrive.

The first tree encountered is a very large avocado (*Persea americana*) with surrounding plantings that include Japanese Aucuba (*Aucuba japonica*), rabbit's-foot fern (*Polypodium aureum*), Australian tree fern (*Cyathea cooperi*), and green spider plant (*Chlorophytum comosum*).

The center of the yard has a large incense cedar (*Calocedrus decurrens*) with plantings that include a hedge of Japanese boxwood (*Buxus microphylla japonica*) surrounding many flowers that include foxglove (*Digitalis purpurea*) and columbine (*Aquilegia longissima*). Nearby you will find other plants such as mirror plant (*Coprosma repens*) and jade plant (*Crassula argentea*). The south border of this lower garden has mock orange (*Pittosporum tobira*), mother fern (*Asplenium bulbiferum*), wild lilac (*Ceanothus c.v.*), princess flower, winter's bark (*Drimys winteri*), and lily-of-the-Nile (*Agapanthus orientalis*).

As you follow the brick path to the upper garden, notice the bird bath surrounded by *Hebe* spp., mother fern, lilac (*Syringa vulgaris*), and princess flower. Relax on the garden bench below the loquat tree (*Eriobotrya japonica*) with nearby plantings of mock orange, calla lilies (*Zantedeschia aethiopica*), *Rhododendron* spp., and *Bougainvillea*. Notice the plantings across the upper lawn that are a Japanese maple (*Acer palmatum c.v.*), corkscrew willow (*Salix matsudana* 'Tortuosa'), and lily-of-the-Nile.

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166 Castro Street

The Ellen Levey Flats

②

Historical Context

Although appearing older, these flats were built in 1893 for Ellen Levey as two rental units. Ellen Levey was born in Ireland in 1841 and emigrated to the United States in 1860. She married Loring J. Levey, a native of Maine and carpenter by trade.

In 1884 a fifty-foot lot was purchased for \$1800, and Mr. Levey erected an Italianate residence for his wife and himself just to the north, today 160 Castro Street.

Loring J. Levey constructed this building as an income property in 1893. Originally a two-floor, two-flat building, the initial address was 132-132A Castro Street with a water hookup date of September 28, 1893. The appearance of the building is of late Italianate complete with a bay window, yet the facade is filled with varied wooden block ornamentation and shingles, giving notice of the later date of construction.

Residents of 132 Castro Street in 1900 were George H. Martin, a newspaper clerk, his wife Myra, and a son and daughter, along with his wife's mother. The other flat, 132A Castro Street, was occupied by Daniel A. Stivers, a customs inspector, his wife Eulagene, and their two sons. 166 Castro Street is now a single-family residence.



Horticultural Highlights

The street tree in front of this house is one of a matched planting of southern Magnolia (*Magnolia grandiflora*) that lines this block. Surrounding the tree are plantings of rock Cotoneaster (*Cotoneaster horizontalis*), dwarf pink Oleander (*Nerium oleander* c.v.), and lily-of-the-Nile (*Agapanthus orientalis*). A fragrant planting of star jasmine (*Trachelospermum jasminoides*) covers the lath fence at the right of the driveway.

As you step out from the kitchen onto the upper deck, a variety of pots contain useful herbs, *Dahlia* cultivars, miniature roses, tomatoes, and hybrid tea roses. Traveling down the winding staircase, you will share the railing with an entwined *Wisteria*.

The garden has a terrace paved with stones and features an enticing park bench near a trickling fountain. Surrounding the terrace are a wide variety of plants that include a lemon tree, *Bougainvillea*, Canna lilies, calla lilies (*Zantedeschia aethiopica*), *Camellia sasanqua*, *Camellia japonica*, basket asparagus (*Asparagus crispus*), Boston fern (*Nephrolepis exaltata* 'Bostoniensis'), star jasmine (*Trachelospermum jasminoides*), flowering maple (*Abutilon hybridum*), *Hydrangea* spp., Tasmanian tree fern (*Dicksonia antarctica*), hybrid tea roses, and a carpet of baby's tears (*Soleirolia soleirolii*).

As you approach the stairs toward the lower unit, take note of the angel's trumpet (*Brugmansia candida*), growing from the neighbor's yard.

245 Castro Street

Horticultural Highlights

Four southern magnolia (*Magnolia grandiflora*) surround this corner house where they are planted as street trees. At the base of each are plantings of fortnight lily (*Diets vegeta*).

A raised planter against the house on Beaver Street holds a row of small trees including Washington thorn (*Crataegus phaenopyrum*), purple hopseed bush (*Dodonea viscosa* 'Purpurea'), and Olive (*Olea europaea*). Shrubbery includes dwarf coyote bush (*Baccharis pilularis*), rosemary (*Rosmarinus officinalis*), sage (*Salvia*), English lavender (*Lavandula angustifolia*), French lavender (*Lavandula dentata*), and red-leaf Japanese barberry (*Berberis thunbergii* 'Atropurpurea').

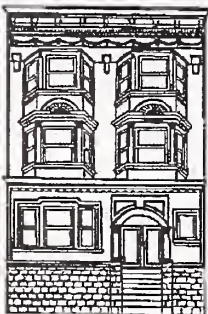
The entry gate to the front garden is flanked by two *Camellia sasanqua* in large pots. At the base of the stairs are two cast iron urns holding yellow rose standards. An abundance of plants fill this small space. You will see flowering maple (*Abutilon hybridum*) in two colors, young strawberry trees (*Arbutus unedo*), Japanese boxwood (*Buxus microphylla japonica*), mondo grass (*Ophiopogon japonicus*), Japanese maple (*Acer palmatum*), and *Sarcococca confusa*.

A large red flowering gum (*Eucalyptus ficifolia*) dominates the rear yard and is enjoyed by those on Beaver Street. Plantings include a diverse collection of roses and *Fuschia*. Other touches include two dwarf kumquat standards in containers by the stairway and the nearby showy splash of violet purple flowers from a princess plant (*Tibouchina urvilleana*). The brick wall at the north contains both climbing rose and *Wisteria*. Throughout the garden you will find species that include *Rhododendron*, *Camellia japonica* standards, tree peony (*Paeonia suffruticosa* X *lutea* hybrids), lavenders, lambs ears (*Stachys byzantina*), prostrate rosemary (*Rosmarinus officinalis* 'Prostratus'), wooly thyme (*Thymus pseudolanuginosus*), coral bells (*Heuchera sanguinea* cultivars), blue fescue (*Festuca ovina* 'Glaucua'), *Iris* cultivars, *Cyclamen*, and pansies (*Viola*).

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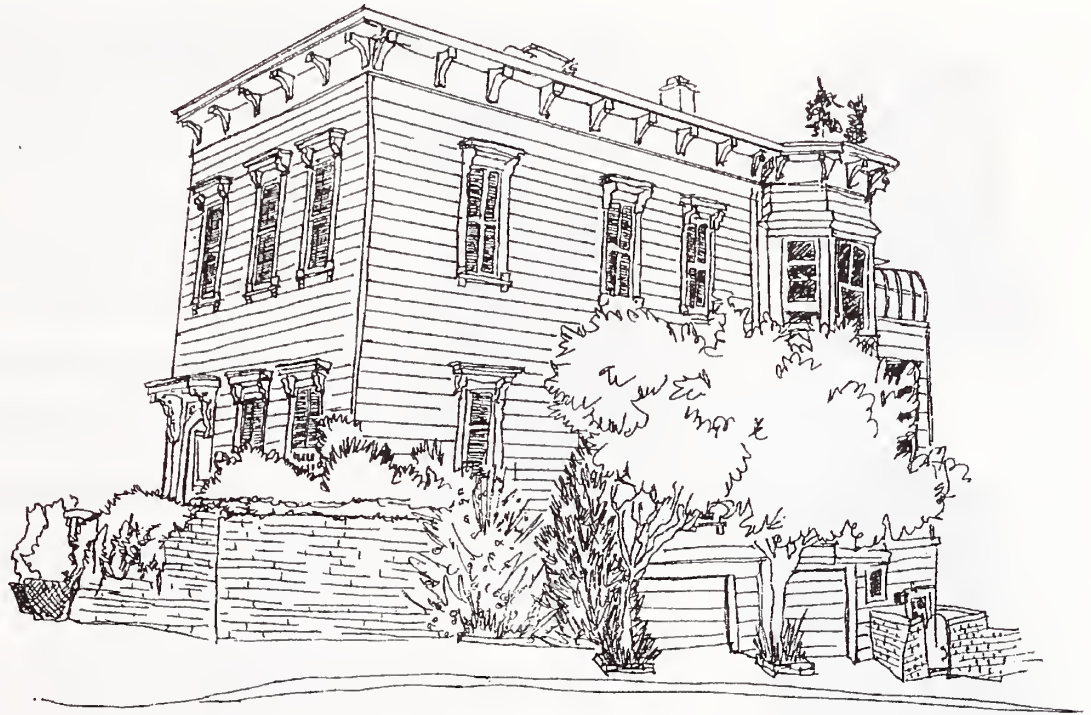
245 Castro Street

The Bragg-Martenstein House

③

Historical Context

This two-floor, flat-front Italianate is one of the earliest houses in the area. The lot was purchased in May 1877 by Robert Bragg for \$1,000. The 1879 City Directory lists Robert Bragg residing at 215 Castro, the original address. The water hookup date of April 13, 1882 suggests earlier use of well water, or perhaps water from a stream, which ran down Beaver Street.



Boston-born Robert Bragg came overland to

San Francisco in 1849, where he was joined by his wife, who sailed around the Horn. The 1880 census lists Bragg, age 53, as a manufacturer of ship's steering wheels, with a family comprised of his wife Mary J. age 53, seven children, Mary age 32, Frank age 25, Rebecca age 23, Elizabeth age 22, John age 19, Adah age 18, Ethel age 12, and Mr Bragg's mother Mary, age 74. The 1885 Directory lists son John S. Bragg as a ship joiner, and daughters Adah, Elizabeth, and Mary as teachers.

In June 1897 Robert Bragg deeded the house to his daughter Rebecca, who had married William H. Martenstein, manager of National Flour Mills. The two-story bay window on the Beaver Street side was not on the house in 1893 and may have been added at this time. The 1900 census lists as head of household Martenstein, born in 1859 to German parents, his wife Rebecca, a daughter age 18, sons ages 16, 14 and 12, also Martenstein's father in law Robert Bragg, and sister-in-law Mary J. Bragg.

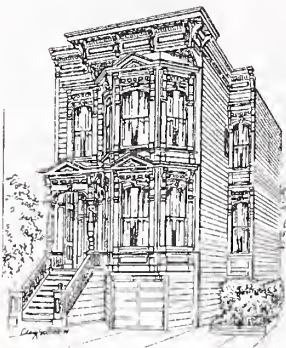
About 1936 the house was remodeled by architect William Wilson Wurster at a cost of \$3000. Wurster, who designed town and country dwellings in the roomy and comfortable "Bay Region style," directed removal of the fireplace from the dining room, consolidation of two parlors into a living room, and reorganization of five bedrooms into four bedrooms and three baths. Wurster later taught architecture at Harvard, then served as dean of architecture at the Massachusetts Institute of Technology and at the University of California in Berkeley. Wurster's later works include the Golden Gateway Redevelopment Project, Ghirardelli Square, and Cowell College of the University of California at Santa Cruz.

Congratulations to the Victorian Alliance on another successful home tour!

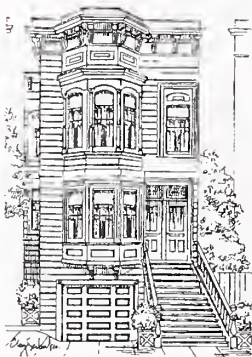


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313 Castro Street

The Jacob Anderson Cottage

4

Historical Context

Built in 1886, this one floor with basement residence was constructed for Jacob H. V. Anderson, a clerk in the lumber trade. The general style is Stick/Eastlake with a small sunburst pattern in the hood above the front windows. There is no record of an architect for the residence, but we can assume that Mr. Anderson had some role in the design. The lot was purchased for \$1200 in October 1885 and the water hookup was February 18, 1886.

Jacob H.V. Anderson was born in 1848 in Denmark. He moved into his residence with his pregnant wife Matilda, also from Denmark. Daughter Emma was born August 1886, and in two-year intervals, four other daughters were born: Mabel (1888), Helga (1890), Irma (1892), and Ida (1894). By the time of Ida's birth, Jacob had to do some redesigning, so he raised the roof and added a high attic space (which acts as a second floor today). Jacob and Matilda had one more daughter, Esther, born in 1898. Eight people lived in this residence at 313 Castro Street and had to be very resourceful to fit into the space.

Emma Anderson, the oldest daughter, was an early advocate for women's rights, and was twice married and divorced by her own volition. Second daughter Mabel never married and lived in the house until she was killed by a streetcar in the 1950's. Helga, Irma, and Ida Anderson all married and moved away. The youngest daughter Esther married Walter Smith in 1925, and they continued to live at 313 Castro Street with Walter dying in 1986 and Esther dying in 1990. In their last years, an arsonist set six fires, causing the death of a fireman and considerable damage to the roof and attic. Through friendship and care of Esther, the current owner was deeded the property, becoming the first non-family owner of 313 Castro.



Horticultural Highlights

Privacy is attained in the front yard by a tall hedge of Australian Brush Cherry (*Syzygium paniculatum*). A small fountain provides the sound of water and is set off by plantings of Frade's Escallonia (*Escallonia exoniensis* 'Fradesii'), Scotch heather (*Calluna vulgaris*), African daisy (*Gazania* hybrid), and a variegated form of the evergreen *Euonymus japonica*.

The rear yard has a three-story tall Norfolk Island pine (*Araucaria columnaris*), still very young, despite its size. Nearby is a large example of Tasmanian tree fern (*Dicksonia antarctica*). Other species found here include Spanish dagger (*Yucca gloriosa*), jade plant (*Crassula argentea*), *Schefflera arboricola*, *Impatiens oliveri*, *Hebe* hybrid, *Camellia japonica*, Indian hawthorn (*Raphiolepis indica*), angel's trumpet (*Brugmansia candida*), and *Acacia abyssinica*.

22 Beaver Street

Horticultural Highlights

The front yard is filled with a very large southern Magnolia (*Magnolia grandiflora*), a tree that was essentially as large 30 years ago when the current owner moved in. Until 1958 the lot to the east was part of the original yard to this house, including the Canary Island date palm (*Phoenix canariensis*) in the neighbor's front yard.

Along the left side of the house is a driveway, lined with a very wide range of plants that include red-leaved flowering plum (*Prunus bliriana*), flowering quince (*Chaenomoles hybrid*), *Fuschia*, naked ladies (*Amaryllis belladonna*), tree dahlia (*Dahlia imperialis*), *Rhododendron*, *Hydrangea*, *Camellia sasanqua*, *Canna* "lilies", green spider plants (*Chlorophytum comosum*), several fern species, lily-of-the-Nile (*Agapanthus orientalis*), and winter blooming bergenia (*Bergenia crassifolia*).

Under the Magnolia are several species of ferns including rabbit's foot fern (*Polypodium aureum*), maidenhair fern (*Adiantum*), mother fern (*Asplenium bulbiferum*), lady fern (*Athyrium filis-femina*), and four Australian tree ferns (*Cyathea cooperi*). Not to be confused with the rest of the ferns, Sprenger asparagus (*Asparagus densiflorus 'Sprengeri'*), a true asparagus, are found along the entry path. Baby's tears (*Soleirolia soleirolii*), with their bright green fine foliage, cover much of the open soil.

Large *Hydrangea* shrubs dominate the sunny corner to the right of the entry gate. Other plants nearby include calla lilies (*Zantedeschia aethiopica*), *Chrysanthemum*, and *Azalea*.

Over the main entry is a *Wisteria* vine with nearby plants such as jade plants (*Crassula argentea*), *Pelargonium*, and *Fuschia*.

The garden at the east side has a bed of *Iris* and baby's tears with the backdrop of a climbing rose.

A wide range of plants fills the back yard, surrounding a framework of small trees, including a *Camellia japonica*, lemon, orange and plum trees, and a Japanese maple (*Acer palmatum*). In the beds around the trees and perimeters can be found *polyanthum* tree dahlia, Jasmine (*Jasminum polyanthum*), jade plant (*Crassula argentea*), pansies (*Viola*), *Aloe*, hen and chicks (*Echeveria elegans*), and a *Bromeliad*. A selection of herbs scattered along the east bed includes oregano, sage and basil. Vegetables in the west and north beds include lettuce, leeks and tomatoes.



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22 Beaver Street

The Jacob Benedict House

5

Historical Context

This Italianate residence with two floors and a finished attic was built around 1870 and was the first house on Beaver Street. The street, named for George W. Beaver, an early landowner in the area, was not yet paved, and the carriage house to the northwest of the home faced Castro Street. The earliest known occupant of the house was Jacob Benedict, a refiner with the San Francisco Assaying and Refining Works. He is first listed in the San Francisco Directory in April 1871 as living on Castro Street south of 15th Street. Until 1876 he is still listed on Castro Street, which may have meant the access to the property was down Beaver Street from Castro Street and not up Beaver Street from Noe Street.

The original owner of the entire block of Castro, Beaver, 15th, and Noe Streets was William Hollis, of The Real Estate Associates, who purchased this property in May 1867 for \$8370. After this purchase, there is no record of a deed to Benedict, so it is not clear who originally owned or built the house. After the Spring

Valley Water Company constructed a water main down Beaver Street, Benedict subscribed for water on June 20, 1882, but this does not prove that he was the property owner. Due to many erasures, the original water service application does not reveal the original building use, but the earliest description appears to have been "2 family."

The 1880 United States census has two families living in the house, Jacob Benedict, born in Nova Scotia, age 49, his wife Ellen Benedict, also born in Nova Scotia, age 45, and a second family, Roland S. Williams, born in England, age 35, his wife Mary Williams, also born in England, age 33, and their two sons. The occupation given for both Benedict and Williams is carpenter.

The 1894 Block Book, based on assessor's records, provides the earliest concrete information about ownership, showing George T. Davis, first listed here in the 1889 City Directory. Davis was variously listed as a wool grader, wool sorter, wool dealer, and a wool buyer. In May 1898 his estate deeded the house to Mary F. Fee for \$4000. The 1900 Federal census lists Mary Fee living here with her son, a daughter, a son-in-law, and a granddaughter, while a second family is also listed, a couple and their two daughters.

Early photos show there was a side entrance porch facing Noe Street, which has been removed. There is a side Italianate bay window on the east, which unfortunately faces a later building. The front tower was added sometime after the 1906 earthquake.

The property over the years became a rooming house, and by 1966 when the current owner purchased the house, there were twenty-two hippie residents, each paying \$10.00 per month rent! The residence has been restored since then and today presents a most fashionable appearance.



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9 Beaver Street

The Alvah Flood House

⑥

Historical Context

This residence was the first house on the south side of Beaver Street, and the original address was 1 Beaver Street. The architectural style is modified Greek Revival with a hint of Italianate. When people view this two-floor residence, most of them would initially date it to the 1860's or 1870's. However, the water hook up date is February 10, 1883, the same year construction was completed.

The front entrance porch and bay window may have been added after the house was built, though the 1893 Sanborn Fire Insurance Maps show these elements to be present. The original lot size was fifty feet and included the set of flats at 11-11 1/2 Beaver Street, which were built in 1888 as income properties.

Alvah Hatch Flood lived in this house with his wife Rosanna M. Flood, also born in Maine, their three sons, and his mother. Flood, a Marine Engineer born in Maine, was about forty-two years of age when he moved from around the corner on Noe Street. He worked aboard Southern Pacific ferries, including the *Yosemite*, *Encinal*, and the railroad car float *Transit*.

In March 1897 Mr. Flood sold the residence to George A. Merrill, a school principal, who also was born in Maine and who also had once lived around the corner on Noe Street. In the 1900 United States census the household included George Merrill, his wife Sarah, and their son Grant. The same year 1900 saw the birth of a daughter. The residence also included a boarder Ernest A. McKee, who was a draftsman, and a servant Hulda Heidtman, age nineteen, born in Germany. Merrill was the first director of the California School of Mechanical Arts, commonly referred to as "Lick" and also the director of the Wilmerding School. These two institutions later combined into what is now known as the Lick-Wilmerding High School.

Horticultural Highlights

Approaching the house, you will pass under two Indian laurel figs (*Ficus microcarpa* 'Nitida'). The current owner, having planted both at the same time, has no idea why one is much larger than the other. Japanese boxwood (*Buxus microphylla japonica*) surrounds the large tree. You will also find mirror plants (*Coprosma repens*) and *Hydrangea macrophylla*.

An enormous Canary Island date palm (*Phoenix canariensis*) is centered in the rear yard. Other trees found here include several plums (*Prunus domestica*), box elder (*Acer negundo*), and two Siberian elms (*Ulmus pumila*). Shrubs and small trees, mostly near the house, include bush daisy (*Euryops pectinatus*), Meyer lemon (*Citrus*), hybrid tea roses (*Rosa hybrids*), *Impatiens oliveri*, a standard form purple potato vine (*Solanum aviculare*), and common lilac (*Syringa vulgaris*).



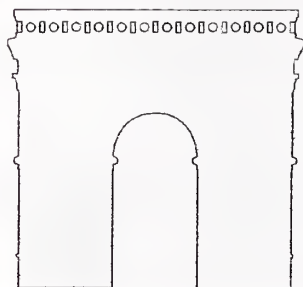
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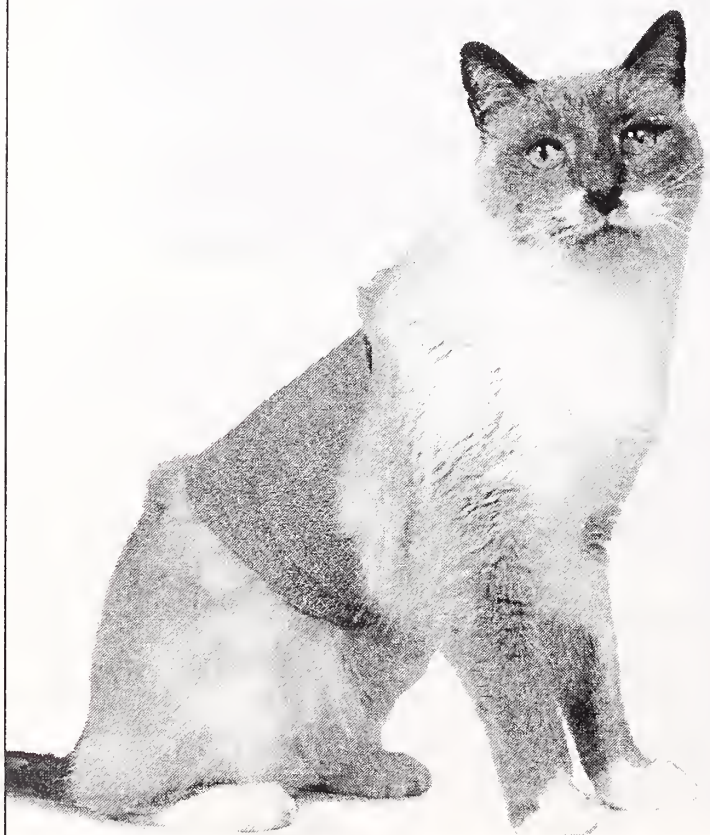


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778 14th Street

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7

Historical Context

The set of flats at 776-778 14th Street was built by Joseph Bucher in 1891 as a rental property. The style of architecture is Stick/Eastlake with garlands above the windows. The water hookup date is October 8, 1891 and reflects the late construction of most of the buildings on this block. The cable car line from the Ferry Building running up Market Street and turning south on Castro Street to Noe Valley opened in July of 1888, and more people were beginning to build and live in the area. Joseph Bucher was born in Prussia in 1845 and was a carpenter. It is believed that Bucher and his wife Amelia never lived in the 14th Street property, as his address is shown in Noe Valley at 1601 Church Street.

In 1900 the renter of the flat at 778 14th Street was John S. Lindtner, a musician, born in Norway in 1838. Living with him was his wife Henrietta H. Lindtner, also from Norway, born in 1842, and a boarder Gilbert Larkin, born 1878 in Norway and a clerk at the Norwegian Consulate.



Horticultural Highlights

Viewing the façade requires a look at a large example of the Mayten tree (*Maytenus boaria*) that was planted about 27 years ago as part of the original street tree planting on 14th Street.

When you look from the dining room into the garden below, you will see a Mexican fan palm (*Washingtonia robusta*), a tribute by the building owner to his southern California roots.

Two enormous Boston ferns (*Nephrolepis exaltata* 'Bostoniensis') dominate the sunroom at the rear of the kitchen. From the north windows, you see filtered light passing through the canopy of the large, albeit young, Italian stone pine (*Pinus pinea*) spreading from the neighboring yard.



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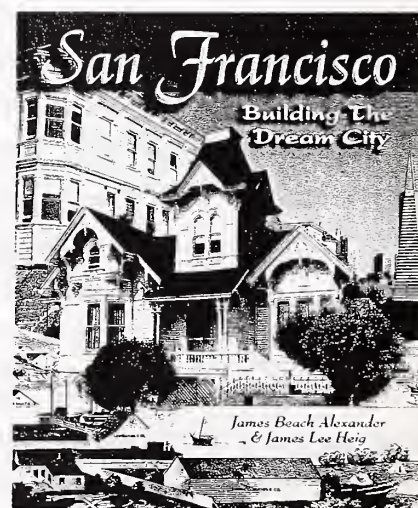
San Francisco's history can be enormously enriching, to tourist and resident alike. Beautiful Mission Dolores, completed in 1791 and carefully maintained as the single remaining adobe structure in the city, is the starting place for anyone who wants to get some understanding of San Francisco and its reason for being here. In the Mission District the streets bear the names of Mexican citizens who came here to realize their dream of a prosperous, agrarian society in a gentle climate: Valencia, Guerrero, Sanchez, Noe, Bernal, Castro.

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This Book is Available Today at The House Tour Boutique, St. Francis Church

449 Duboce Avenue

⑧

The John Monahan Cottage

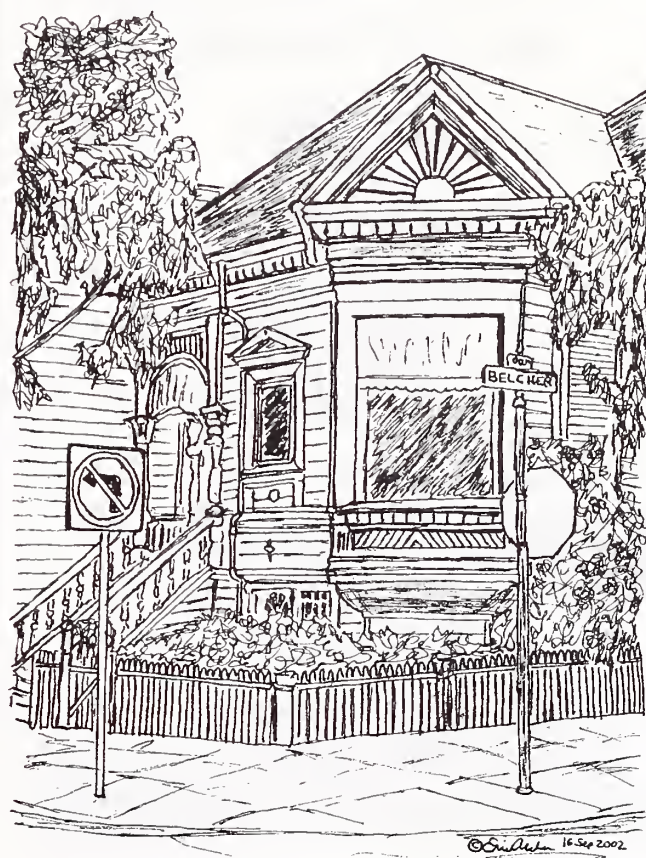
Historical Context

The August 24, 1888 *San Francisco Chronicle* reported that John C. Monahan contracted for this Stick/Eastlake cottage, to be completed within 90 days at a cost of \$2500. The architects were brothers John J. and Thomas D. Newsom, and the contractor was C. E. Dunshee. Water service began on November 7, 1888.

Monahan, an Anglo-Irishman, born in Australia in 1859, and his wife Hannah, born in Massachusetts in 1860, lived here with their two children, Gertrude, born in 1885, and Harry, born in 1886.

Monahan was originally a compositor, setting up type and cuts for printing. He was probably the John (no middle initial) Monahan employed 1872-1875 by the Woman's Publishing Company. Proprietor Emma Pitts Stevens, an associate of Susan B. Anthony and Elizabeth Cady Stanton, transformed *The Sunday Evening Mercury*, "a journal of romance and literature," into *The Pioneer*, first suffrage newspaper in the West. City directories beginning in 1875 list John C. Monahan working at 412 Commercial Street for Kane & Cook, book and job printers, succeeded by P.E. Dougherty & Co., steam book and job printers and engravers. By 1892, Monahan owned the business and was active in the printing trade for over half a century.

Though the Monahan family remained in their charming cottage, their address, originally 429 Ridley, became 423 Ridley by 1890, then 723 13th Street by 1897, changing again to 749 13th Street in 1903, thereafter becoming 449 Duboce Avenue. Even the enumerator for the 1900 Federal Census was confused, for the family was listed at 723 14th Street!



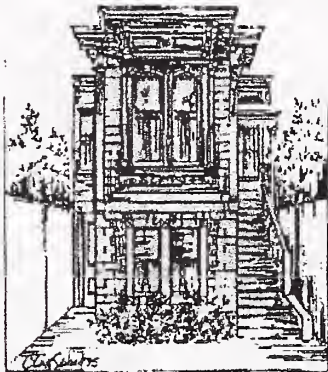
Horticultural Highlights

This corner house makes the most out of gardens on the two facades. Although the spaces are small, there is eye-catching variety.

Along Belcher Street are four large sweet gums (*Liquidambar styraciflua*). A large red flowering gum (*Eucalyptus ficifolia*) creates a privacy screen for the front parlor.

The front yard serves as a picturesque entry to a lower unit. Notice the high-relief terra cotta stepping-stones to the right of the gate. In this space are vines that include a purple *Clematis* at the right, a white climbing rose within the clematis, a large pink *Bougainvillea* that is also at the right, and a lavender climbing rose on the front fence. Surrounding a Tasmanian tree fern (*Dicksonia antarctica*) are two varieties of impatiens, the small New Guinea hybrids, and the plant known in England as busy lizzie (*Impatiens wallerana*).

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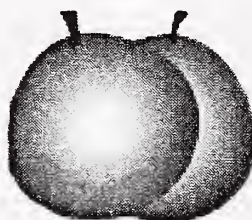
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⑨

Historical Context

In the late nineteenth century, this area had a large Scandinavian population. The Danes, originally served by missionary pastors from Fresno, received Pastor P.L.C. Hanson from Oregon in 1903. The newly organized congregation, St. Ansgar Danish Lutheran Church, was named after the ninth century archbishop Ansgar, a Frenchman who after many missionary tours to Denmark and Sweden became known as "The Apostle of the North."

One of the first donors to the building fund was Queen Louise of Denmark who contributed 500 Kroner. Contractor Erik Boes was engaged to construct the building on June 16, 1905, and ground-breaking took place on September 17. By the April 18, 1906 earthquake, the meeting hall had been completed and became an emergency medical facility, briefly named Curtin Hospital after Joseph A. Curtin of the *U.S.S. Pike*.

This church, San Francisco Landmark #39, is said to be authentically Danish in style, reflecting Gothic architecture modified by Nordic tradition. Constructed of red brick over a wooden framework, the church has a large central tower above a steeply pitched roof, capped by a louvered belfry and wooden steeple.

The congregation adopted its present name in 1964 after merging with Gethsemane Lutheran Church on Belcher Street, founded downtown in 1899 as The First Finnish Evangelical Lutheran Church of San Francisco.



Horticultural Highlights

At either side of the church are two aristocrat pear (*Pyrus calleryana* 'Aristocrat') planted as street trees. A narrow planter across the front of the building is filled with *Rhododendron*.

The front entry area has the wispy fountain grass (*Pennisetum setaceum*) along the walk leading to the entry patio. The entire south fence line is planted with a tall hedge of Grecian laurel (*Laurus nobilis*) that affords much-needed privacy. The entry patio is graced with a ginkgo tree (*Ginkgo biloba*). Fragrant star jasmine (*Trachelospermum jasminoides*) is found around the base of the ginkgo tree.

In the rear yard are four tulip poplars (*Liriodendron tulipifera*) with a wide assortment of shrubs and ground covers that include floribunda hybrid roses and a yellow climbing rose at the north gate.

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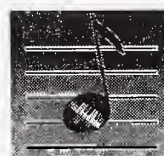
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PROGRAM DESIGN	Jason Allen-Rouman
TICKET & FLYER DESIGN	Jason Allen-Rouman

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***our idea of subliminal advertising**



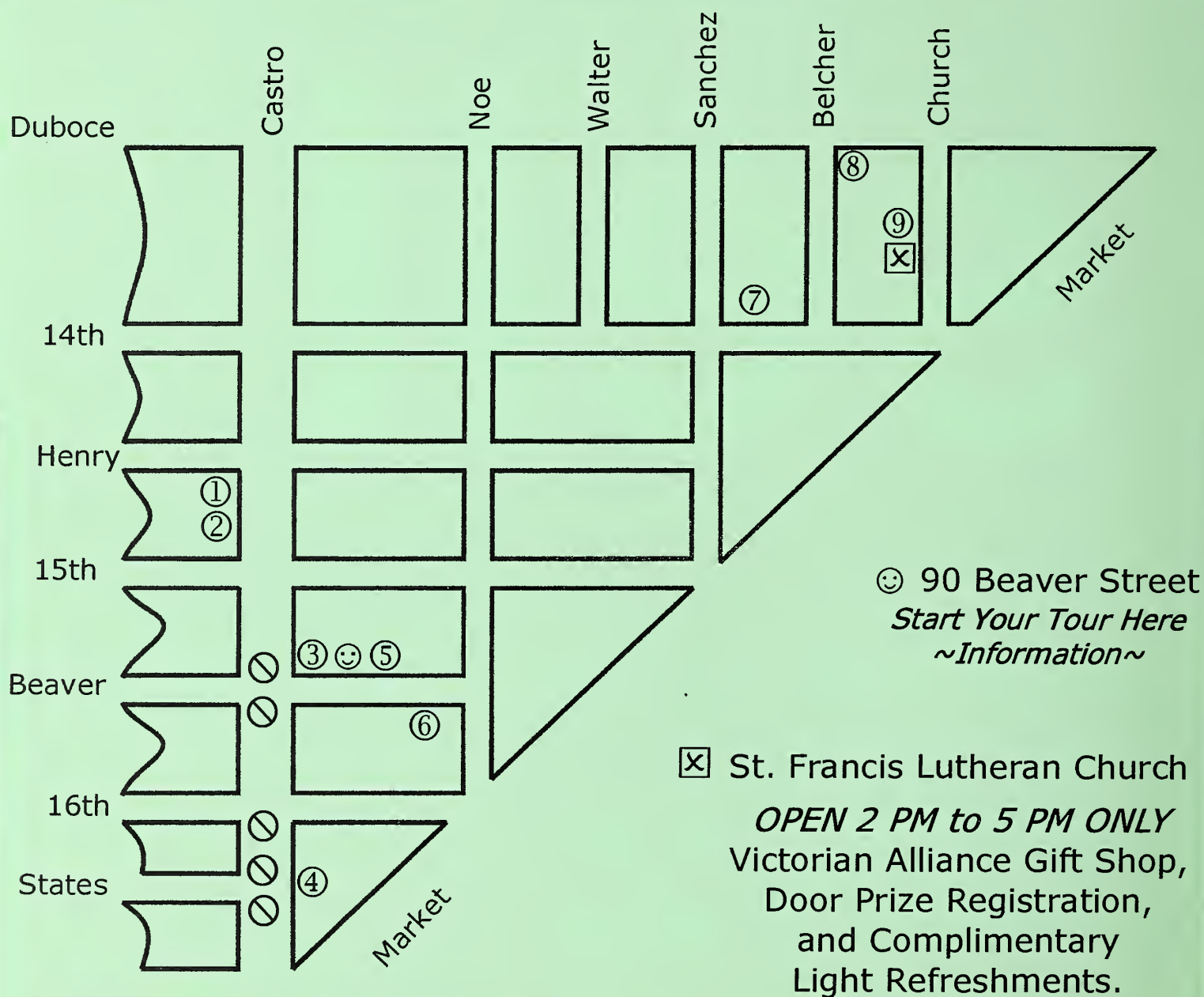
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DUBOCE TRIANGLE HISTORIC NEIGHBORHOOD HOUSE TOUR MAP



- ① 150 Castro Street
- ② 166 Castro Street
- ③ 245 Castro Street
- ④ 313 Castro Street
- ⑤ 22 Beaver Street
- ⑥ 9 Beaver Street
- ⑦ 778 14th Street
- ⑧ 449 Duboce Avenue
- ⑨ 152 Church Street

No Photographing Interiors

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Smoking, Food, or Beverages
Prohibited Inside Houses

•

Restrooms Available—Please Ask